012.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,242,500	/	1,242,500
USE VALUE:	1,242,500	/	1,242,500
ASSESSED:	1,242,500	/	1,242,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-42	ALFRED RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERO JAMES L--ETAL
Owner 2:	PERO BEVERLY J
Owner 3:	
Street 1:	43 CANDLEBERRY LANE
Street 2:	
Twn/City:	HARVARD
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01451 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2866 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	7715.000	716,600	4,700	521,200	1,242,500
Total Card	0.177	716,600	4,700	521,200	1,242,500
Total Parcel	0.177	716,600	4,700	521,200	1,242,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.53 | /Parcel: 433.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	9163
GIS Ref	
GIS Ref	
Insp Date	02/10/18

!1159!

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	716,600	4700	7,715.	521,200	1,242,500		Year end	12/23/2021
2021	105	FV	685,700	4700	7,715.	521,200	1,211,600		Year End Roll	12/10/2020
2020	105	FV	685,800	4700	7,715.	521,200	1,211,700	1,211,700	Year End Roll	12/18/2019
2019	105	FV	514,600	4700	7,715.	553,700	1,073,000	1,073,000	Year End Roll	1/3/2019
2018	105	FV	514,600	4700	7,715.	403,900	923,200	923,200	Year End Roll	12/20/2017
2017	105	FV	484,700	4700	7,715.	351,800	841,200	841,200	Year End Roll	1/3/2017
2016	105	FV	484,700	4700	7,715.	299,700	789,100	789,100	Year End	1/4/2016
2015	105	FV	435,500	4700	7,715.	293,200	733,400	733,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:36:39

LAST REV

Date	Time
03/05/18	09:11:18
ekelly	

PAT ACCT. 1159

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERO LORRAINE/E	23218-209		5/24/1993		187,500	No	No		A

USER DEFINED

Prior Id # 1:	9163
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2018	MEAS&NOTICE	BS	Barbara S
4/30/2009	Measured	372	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	263	PATRIOT
5/1/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		7715		Sq. Ft.	Site		0	80.	0.84	1									521,158						521,200	

Total AC/HA:	0.17711	Total SF/SM:	7715	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total: 521,158	Spl Credit	Total: 521,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03602934
Const Adj.:	1.13556826
Adj $ / SQ:	211.767
Other Features:	179000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	880334
Depreciation:	163742
Depreciated Total:	716592

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
1	4	1	
Totals			
3	12	5	

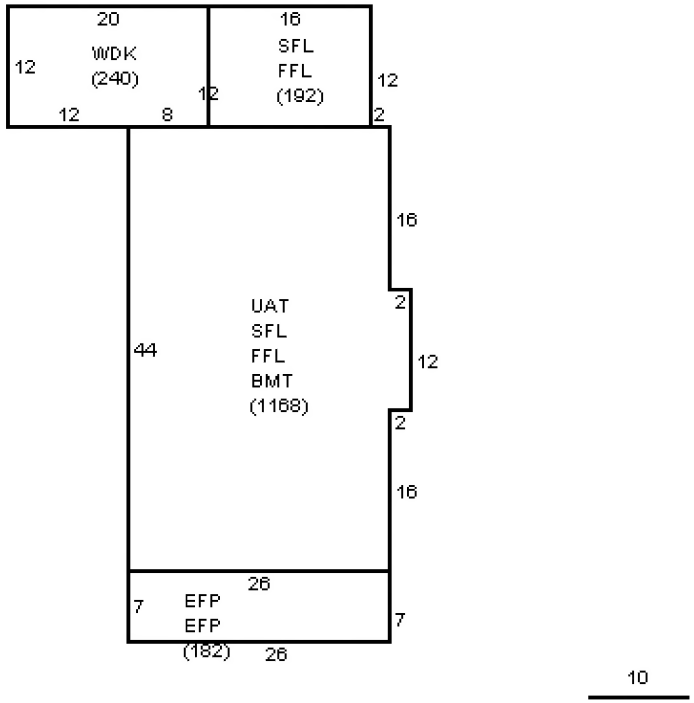
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	211.77
Special Features:	0	Val/Su Net:	149.79
Final Total:	716600	Val/Su SzAd	263.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,360	211.770	288,003
SFL	Second Floor	1,360	211.770	288,003
BMT	Basement	1,168	63.530	74,203
EFP	Enclos Porch	364	39.410	14,345
UAT	Upper Attic	292	116.470	34,010
WDK	Deck	240	11.540	2,771

Net Sketched Area:	4,784	Total:	701,335
Size Ad	2720	Gross Area	5660	FinArea	2866
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1924	21.94	T	40	105			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700